

Revised as of:

30-Oct-06

Approved at BOD Meeting 10-12-06

**WESTCHASE COMMUNITY ASSOCIATION, INC.**  
**PROPOSED 2007 BUDGET**  
**1/1/07 THRU 12/31/07**

Acct. #	Description	2005 Actual YTD	2006 BUDGET	2006 Actual - 7/31/06	2006 Projected at Year End	2007 Budget Fully Funded Reserves
	<b>REVENUE</b>					
3100	Annual Assessments	\$ 731,345	\$ 713,000	\$ 416,116	\$ 713,000	\$ 979,094
3353	Tennis Special Events/Sponsorships	1,280	3,000	40	100	1,200
3354	Swim Team Special Events	5,232	5,000	1,566	2,700	4,020
3355	Tennis Sponsorship	1,500	1,500	-	-	-
3360	S&T Summer Camp Programs	\$ -	\$ -	\$ -	-	40,560
3370	Program Revenue	189,477	200,000	115,264	201,500	180,000
3372	S&T Community Rental Room Fees	4,617	5,000	2,950	5,100	5,040
3373	Harbor Links Mailings	\$ 432	\$ 400	\$ 252	400	540
3400	Interest - Operating	10,982	10,000	12,029	20,625	15,000
3450	Interest - Reserve	2,782	2,000	1,986	3,430	3,000
3500	Late Fees	7,894	8,000	7,838	13,440	9,600
3550	Capital Contribution	\$ 49,854	\$ 25,000	\$ 15,600	26,750	40,020
3700	Violation/Fines	11,340	100	4,625	7,930	7,500
3800	Guidelines & CC&R's	150	5,000	50	50	-
3900	Other-Miscellaneous	-	500	394	720	-
3910	Legal Recovery	\$ 6,174	\$ 5,000	\$ 2,938	5,040	5,040
	<b>Total Revenue:</b>	<b>\$ 1,023,059</b>	<b>\$ 983,500</b>	<b>\$ 581,648</b>	<b>\$ 1,000,785</b>	<b>\$ 1,290,614</b>
	<b>EXPENSES</b>					
	<b>ADMINISTRATIVE</b>					
4006	Management/Accounting Fees	\$ 173,030	\$ 177,000	\$ 116,286	206,490	\$ 180,120
4007	Administrative Payroll	\$ -	\$ -	\$ -	-	44,100
4013	Postage & Reproduction Expenses	8,495	9,250	8,819	22,500	11,820
4014	Office Supplies	12,875	8,500	7,231	12,350	13,200
4015	Westchase United	-	-	2,367	2,200	-
4016	Office Equipment Maintenance/Repair	1,722	4,000	462	1,800	2,700
4017	Office Equipment	2,053	2,000	1,329	2,300	2,700
4018	On-Site Office Space	0	2,400	0	120	20,040
4020	On-Site Telephone/Fax/Internet	4,194	6,000	2,611	4,500	4,320
4027	Guidelines & CC&R's	19,404	5,000	4,099	-	15,600
4028	Website Committee	570	2,000	220	550	600
4035	Garage Sale Expenses	739	750	414	900	900
4041	Other Committees	568	2,000	5	500	540
4042	HOA Social Functions	0	7,000	0	-	-
4044	Voting Members	4,394	7,500	8,987	9,000	9,300
4045	Harbor Links Mailings	314	400	274	520	540
4046	Welcome Committee	0	0	0	2,500	7,200
4048	Government Affairs Committee	225	1,000	0	500	480
4050	Annual Corporate Report Fee	61	100	61	65	72
4052	Licenses & Permits	957	800	382	600	960
4054	Association Memberships	68	800	18	100	120
4056	Bad Debt	48	1,000	83	150	480

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4058	Professional Fees - Variance	0	500	0	50	-
4060	Professional Fees-Modification	3,280	7,000	3,403	6,000	-
4065	Professional Fees - Other	0	0	7,910	11,600	15,720
4074	Professional Fees - Audit	5,500	6,500	6,000	6,000	6,480
4076	Professional Fees - Legal	22,413	25,000	23,276	43,500	48,000
4078	Professional Fees-Legal/Violations	9,526	2,000	2,726	8,100	8,400
4090	Insurance - Property & Liability	15,487	18,500	105,610	105,610	115,800
4093	Insurance - D&O	3,805	4,000	2,865	2,865	3,000
	<b>Total Administrative</b>	<b>\$ 289,728</b>	<b>\$ 301,000</b>	<b>\$ 305,438</b>	<b>\$ 451,370</b>	<b>\$513,192</b>
	<b>S&amp;T CENTER FACILITIES</b>					
4160	Payroll - S&T	\$ 196,753	\$ 230,000	\$ 99,542	200,000	\$232,620
4164	Staff Development	2,638	7,000	1,088	2,200	1,800
4201	Supplies - S&T	15,919	21,000	9,210	15,775	16,800
4203	Background Checks/Vendors	304	500	252	525	540
4216	Telephone/Fax/Internet - S&T	\$ 4,769	\$ 6,000	\$ 2,622	4,800	5,100
4217	Janitorial Contract	0	0	5,485	12,100	15,480
5000	Equipment - S&T	12,981	10,000	4,440	7,700	10,200
5001	Repairs & Maintenance - S&T	13,157	10,000	13,318	17,500	18,000
5005	Electrical & Lighting Repairs	12,340	3,000	9,497	11,500	12,000
5206	Pest Control - S&T	\$ 274	\$ 1,000	\$ 452	975	1,320
5210	Sign Maintenance	573	1,000	2,200	3,700	2,040
5211	Pool Supplies	23,571	25,000	12,347	21,250	24,000
5212	Pool Equipment/Maintenance	3,605	8,000	1,817	3,500	4,200
5213	Tennis Court Maintenance	698	0	1,993	3,500	3,000
5215	Tennis Equipment/Supplies	13,976	12,000	3,238	6,000	6,000
5220	Grounds/Maintenance - S&T	0	0	0	450	11,100
5221	Capital Improvements	15,661	40,000	1,000	1,000	41,400
	<b>Total S&amp;T Facilities</b>	<b>\$ 317,219</b>	<b>\$ 374,500</b>	<b>\$ 168,501</b>	<b>\$ 312,475</b>	<b>\$ 405,600</b>
	<b>S&amp;T PROGRAMS</b>					
6018	Tennis Special Events/Sponsorships	1,808	3,000	-	-	\$ 1,200
6019	Swim Team Special Events	6,421	5,000	1,878	3,300	4,020
6020	S&T Programs	\$ 209,008	\$ 175,000	\$ 127,915	210,000	165,600
6021	Summer Camp Programs	-	-	-	-	34,920
	<b>Total S&amp;T Programs</b>	<b>\$ 217,237</b>	<b>\$ 183,000</b>	<b>\$ 129,793</b>	<b>\$ 213,300</b>	<b>\$ 205,740</b>
	<b>UTILITIES</b>					
7001	Electricity	\$ 42,271	\$ 42,000	\$ 27,982	44,980	\$ 47,880
7005	Natural Gas	745	2,000	10	480	540
7012	Water & Sewer	9,373	15,000	6,202	10,300	11,340
7018	Trash Removal	4,377	5,000	2,729	4,700	5,100
	<b>Total Utilities</b>	<b>\$ 56,766</b>	<b>\$ 64,000</b>	<b>\$ 36,923</b>	<b>\$ 60,460</b>	<b>\$ 64,860</b>
	<b>TOTAL OPERATING</b>	<b>\$ 880,950</b>	<b>\$ 922,500</b>	<b>\$ 640,655</b>	<b>\$ 1,037,605</b>	<b>\$ 1,189,392</b>

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	<b>RESERVES</b>					
9100	S&T Center Reserves	\$ 60,000	\$ 60,000	\$ 35,000	60,000	\$ 101,222
9160	Interest - Reserves	2,782	2,000	1,986	2,000	
	<b>TOTAL RESERVES</b>	<b>\$ 62,782</b>	<b>\$ 62,000</b>	<b>\$ 36,986</b>	<b>\$ 62,000</b>	<b>\$ 101,222</b>
	<b>TOTAL EXPENSES</b>	<b>\$ 943,732</b>	<b>\$ 984,500</b>	<b>\$ 677,641</b>	<b>\$ 1,099,605</b>	<b>\$ 1,290,614</b>
	<b>Annual Assessment Fees:</b>		\$205			\$282